

AMENDED IN SENATE JULY 16, 2015

AMENDED IN SENATE JUNE 24, 2015

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

**ASSEMBLY BILL**

**No. 1303**

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**Introduced by Assembly Member Gray**

February 27, 2015

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An act to amend Section 65961 of, and to add Section 66452.25 to, the Government Code, relating to land use, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL'S DIGEST

AB 1303, as amended, Gray. Subdivision Map Act: map expiration dates.

(1) The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency, and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. The act requires an approved tentative map or vesting tentative map to expire 24 months after its approval, or after an additional period of time prescribed by local ordinance, not to exceed 12 months. However, the act extends the expiration date of certain approved tentative maps and vesting tentative maps, as specified.

This bill would extend by 24 months the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, ~~2000~~, *2002, and not later than July 11, 2013*, within a county that meets specified criteria. The bill would additionally require the extension of an approved or conditionally approved tentative map or vesting tentative map, or parcel map for which a tentative map or vesting tentative map was approved on or before December 31, ~~1999~~, *2001*, upon application by the subdivider at least 90 days prior to the expiration of the map, as specified. By adding to the procedures that local agency officials must follow, this bill would impose a state-mandated local program.

(2) The Permit Streamlining Act prohibits a local agency, after its approval of a tentative map for a subdivision of single- or multiple-family residential units, from requiring conformance with, or the performance of, any conditions that the local agency could have lawfully imposed as a condition to the previously approved tentative or parcel map, as a condition to the issuance of any building permit or equivalent permit upon approval of that subdivision, during a 5-year period following the recordation of the final map or parcel map for that subdivision. The act also prohibits a local agency from refusing to issue a building permit or equivalent permit for a subdivider's failure to conform with or perform those conditions. However, the act also provides that this 5-year period is a 3-year period for a tentative map extended pursuant to a specified provision of law, and the local agency is not prohibited from levying a fee, or imposing a condition that requires the payment of a fee upon the issuance of a building permit, with respect to the underlying units.

This bill would provide that a tentative map extended pursuant to its provisions is also subject to the truncated 3-year period described above, and that the local agency is not prohibited from levying a fee, as specified, or imposing a condition that requires the payment of a fee upon the issuance of a building permit, with respect to the underlying units. By adding to the procedures that local agency officials must follow, this bill would impose a state-mandated local program.

(3) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

(4) This bill would declare that it is to take effect immediately as an urgency statute.

Vote:  $\frac{2}{3}$ . Appropriation: no. Fiscal committee: yes.

State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 65961 of the Government Code is  
2 amended to read:

3 65961. Notwithstanding any other provision of law, except as  
4 provided in subdivisions (e) and (f), upon approval or conditional  
5 approval of a tentative map for a subdivision of single- or  
6 multiple-family residential units, or upon recordation of a parcel  
7 map for such a subdivision for which no tentative map was  
8 required, during the five-year period following recordation of the  
9 final map or parcel map for the subdivision, a city, county, or city  
10 and county shall not require as a condition to the issuance of any  
11 building permit or equivalent permit for such single- or  
12 multiple-family residential units, conformance with or the  
13 performance of any conditions that the city or county could have  
14 lawfully imposed as a condition to the previously approved  
15 tentative or parcel map. Nor shall a city, county, or city and county  
16 withhold or refuse to issue a building permit or equivalent permit  
17 for failure to conform with or perform any conditions that the city,  
18 county, or city and county could have lawfully imposed as a  
19 condition to the previously approved tentative or parcel map.  
20 However, the provisions of this section shall not prohibit a city,  
21 county, or city and county from doing any of the following:

22 (a) Imposing conditions or requirements upon the issuance of  
23 a building permit or equivalent permit which could have been  
24 lawfully imposed as a condition to the approval of a tentative or  
25 parcel map if the local agency finds it necessary to impose the  
26 condition or requirement for any of the following reasons:

27 (1) A failure to do so would place the residents of the  
28 subdivision or of the immediate community, or both, in a condition  
29 perilous to their health or safety, or both.

30 (2) The condition is required in order to comply with state or  
31 federal law.

1 (b) Withholding or refusing to issue a building permit or  
2 equivalent permit if the local agency finds it is required to do so  
3 in order to comply with state or federal law.

4 (c) Assuring compliance with the applicable zoning ordinance.

5 (d) This section shall also apply to a city or city and county  
6 which incorporates on or after January 1, 1985, and which includes  
7 within its boundaries any areas included in the tentative or parcel  
8 map described in this section.

9 When the incorporation includes areas included in the tentative  
10 or parcel map described in this section, “a condition that the city  
11 could have lawfully imposed as a condition to the previously  
12 approved tentative or parcel map,” as used in this section, refers  
13 to conditions the county could have imposed had there been no  
14 incorporation.

15 (e) For purposes only of a tentative subdivision map or parcel  
16 map that is extended pursuant to Section 66452.22, 66452.23,  
17 66452.24, or 66452.25, the five-year period described in this  
18 section shall be three years.

19 (f) For purposes only of a tentative subdivision map or parcel  
20 map that is extended pursuant to Section 66452.22, 66452.23,  
21 66452.24, or 66452.25, this section does not prohibit a city, county,  
22 or city and county from levying a fee or imposing a condition that  
23 requires the payment of a fee in the amount in effect upon the  
24 issuance of a building permit, including an adopted fee that is not  
25 included within an applicable zoning ordinance, upon the issuance  
26 of a building permit, including, but not limited to, a fee defined in  
27 Section 66000.

28 SEC. 2. Section 66452.25 is added to the Government Code,  
29 to read:

30 66452.25. (a) If the map was approved within a county  
31 described in subdivision (c), the expiration date of a tentative map,  
32 vesting tentative map, or parcel map for which a tentative map or  
33 vesting tentative map, as the case may be, that was approved on  
34 or after January 1, ~~2000~~, 2002, *and not later than July 11, 2013*,  
35 and that has not expired on or before the effective date of the act  
36 that added this section, shall be extended by 24 months.

37 (b) If the map was approved or conditionally approved within  
38 a county described in subdivision (c), upon application of the  
39 subdivider filed at least 90 days prior to the expiration of the  
40 approved or conditionally approved tentative map or vesting

1 tentative map, or parcel map for which the tentative map or vesting  
2 tentative map, as the case may be, that was approved on or before  
3 December 31, ~~1999~~, 2001, the time at which the map expires shall  
4 be extended by the legislative body or by an advisory agency  
5 authorized to approve or conditionally approve tentative maps, for  
6 a period of 24 months upon a determination that the map is  
7 consistent with the applicable zoning and general plan requirements  
8 in effect when the application is filed. If the map is determined  
9 not to be consistent with applicable zoning and general plan  
10 requirements in effect when the application is filed, the legislative  
11 body or advisory agency may deny or conditionally approve an  
12 extension for a period of 24 months. Prior to the expiration of an  
13 approved or conditionally approved tentative map, upon an  
14 application by the subdivider to extend that map, the map shall  
15 automatically be extended for 60 days or until the application for  
16 the extension is approved, conditionally approved, or denied,  
17 whichever occurs last. If the advisory agency denies a subdivider's  
18 application for an extension, the subdivider may appeal to the  
19 legislative body within 15 days after the advisory agency has  
20 denied the extension.

21 (c) This section shall apply within a county when the following  
22 conditions within the county are met:

23 (1) The annual mean household income within the county is  
24 less than 80 percent of the statewide annual mean income, as  
25 determined by the most recent annual report of the federal  
26 American Community Survey 5-year Estimates, based upon the  
27 American Community Survey Design and Methodology publication  
28 (Version 2.0, January 2014) published by the United States Census  
29 Bureau.

30 (2) The annual nonseasonal unemployment rate is at least 3  
31 percent higher than the statewide annual nonseasonal  
32 unemployment rate, as defined by the report on Labor Market  
33 Review published by the Employment Development Department  
34 in January of the year in which the community revitalization plan  
35 is prepared.

36 (3) The population for whom poverty status is determined is at  
37 least 4 percent higher than the statewide median poverty rate, as  
38 determined by the most recent annual report of the American  
39 Community Survey 5-year Estimates, based upon the American

1 Community Survey Design and Methodology publication (Version  
2 2.0, January 2014).

3 (d) The extension provided by subdivisions (a) and (b) shall be  
4 in addition to any extension of the expiration date provided for in  
5 Section 66452.6, 66452.11, 66452.13, 66452.21, 66452.22,  
6 66452.23, 66452.24, or 66463.5.

7 (e) Any legislative, administrative, or other approval by any  
8 state agency that pertains to a development project included in a  
9 map that is extended pursuant to subdivisions (a) and (b) shall be  
10 extended by 24 months if this approval has not expired on or before  
11 the effective date of the act that added this section. This extension  
12 shall be in addition to any extension provided for in Sections  
13 66452.13, 66452.21, 66452.22, 66452.23, and 66452.24.

14 (f) The provisions of Section 65961 relating to conditions that  
15 may be imposed upon or after a building permit for a subdivision  
16 of single- or multiple-family residential units or a parcel map for  
17 a subdivision for which no tentative map was required, are  
18 modified as set forth in subdivisions (e) and (f) of Section 65961  
19 for tentative maps extended pursuant to this section.

20 SEC. 3. No reimbursement is required by this act pursuant to  
21 Section 6 of Article XIII B of the California Constitution because  
22 a local agency or school district has the authority to levy service  
23 charges, fees, or assessments sufficient to pay for the program or  
24 level of service mandated by this act, within the meaning of Section  
25 17556 of the Government Code.

26 SEC. 4. This act is an urgency statute necessary for the  
27 immediate preservation of the public peace, health, or safety within  
28 the meaning of Article IV of the Constitution and shall go into  
29 immediate effect. The facts constituting the necessity are:

30 In order to permit cities, counties, and cities and counties to  
31 preserve development applications that are set to expire and that  
32 cannot be processed presently due to prevailing adverse economic  
33 conditions in the construction industry, it is necessary that this act  
34 take effect immediately.